

Streets

PUBLIC STREETS

City or Village Streets

s. 236.16 (2),
Wis. Stats.

Streets within the subdivision must be at least 60 feet wide unless otherwise provided for by local ordinance.

If the subdivision contains streets less than 60' wide, you must include or make reference to the ordinance with the plat submittal, or provide certification from the approving authority that the street widths comply with local ordinance.

If the city or village has a local subdivision control ordinance or "Official Map", street widths must comply with the ordinance or map.

If there is no subdivision control ordinance or "Official Map", streets must be at least as wide as existing streets, but no less than 60 feet in width.

Partial street dedications along the exterior of the subdivision are acceptable. On the plat drawing, the portion of the street included within the subdivision must be designated as ***"Future (street width) Public Street."***

Town Roads

s. 82.50 (1),
Wis. Stats.

Right-of-way widths of town roads must comply with the Minimum Design Standards prescribed in Ch. 82, Wis. Stats.

In general, based upon Average Daily Traffic (ADT) projections, the minimum width requirement is:

- 66 feet with 100 to 250 ADT
- 49.5 feet when under 100 ADT

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PUBLIC STREETS

Town Roads

The Department of Transportation may grant a deviation from minimum town road standards when it is not contrary to the public interest and safety.

To obtain a deviation from town road standards:

- The Town Board passes a resolution authorizing the town to request that DOT grant the deviation.
- The Town Clerk submits the written request to the appropriate DOT regional office.
- DOT provides a written approval or denial of the deviation to the Town Board.
- Plat Review must receive a copy of the DOT grant of deviation prior to certification of the plat.

Frontage Roads

Streets or frontage roads auxiliary to and located along side a full street, that provides service to the abutting property, must be at least 49.5' wide.

Street Labeling

The name of all full or partial streets must be shown within the streets on the drawing. If street names are not available, the notation "Public Street" may be used instead. Streets being dedicated to the public must be marked "dedicated to the public" on the plat.

The overall right-of-way width must be shown for all streets within the subdivision. It is acceptable to show the widths on either side of the street centerline, or the notation "width varies" if appropriate.

Vacated or Discontinued Public Streets

Public streets may be vacated or discontinued by following the procedures outlined in s. 236.43, or s. 66.1003 (see Vacations & Discontinuances section in this manual). Platting over an existing public street is not sufficient to vacate the street.

When vacated/discontinued streets are included in the subdivision, reference to the street and method (resolution, court action, etc.) of vacation, as well as any related document recording data, must be included in the Surveyor's Certificate.

s. 82.50 (2),
Wis. Stats.

s. 236.16 (2),
Wis. Stats.

s. 236.20 (4)(a),
Wis. Stats.

s. 236.20 (4)(b),
Wis. Stats.

s. 236.20 (2)(f),
Wis. Stats.

s. 236.43,
Wis. Stats.

s. 66.1003,
Wis. Stats.

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PUBLIC STREETS

Special Notice for County Trunk Highways

Counties do not have plat approval authorities within Cities and Villages; Ch. 236 does not provide a means for acceptance of dedicated county highways within a City or Village by the County.

When County Trunk Highways located within a Village or City are dedicated to the public;

AND

The County is not a review authority for the subdivision plat;

AND

The County is to maintain control of the highway, then the following (or similar) certificate of acceptance should be placed on the plat and executed by the County Board or authorized representative. We suggest that you contact the County to verify that this language is acceptable.

(County name) County Highway Acceptance Certificate:

Resolved, that the (County Highway Letter) being dedicated to the public as shown on this plat of _____ in the (Village/City) of _____, (owner's name), is hereby approved and accepted by action of the (County name) County board.

Date _____ Approved _____

Date _____ Signed _____

Streets

PRIVATE STREETS

s. 236.20 (4) (d), Wis. Stats.

Private streets, roads, and drives are permitted within a subdivision only if allowed by local ordinance.

If the subdivision contains private streets, you must provide verification from the approving authority that the private streets comply with local ordinance, or include or make reference to the ordinance with the plat submittal.

If the private streets within the subdivision provide the sole means of access to any lots, you must provide verification from the approving authority that such access complies with local ordinance, or include or make reference to the ordinance with the plat submittal

Private Street Labeling

s. 236.20 (4) (c), Wis. Stats.

Private streets within the subdivision must be designated as a consecutively numbered outlot(s); the streets must be clearly labeled "Private". It is permissible to show the street name.

The overall right-of-way width must be shown for all private streets within the subdivision. It is acceptable to show the widths on either side of the street centerline.

Special notice for private streets

s. 236.35, Wis. Stats.

If a lot of one acre or less exists outside of the boundary of a Village or City and abuts a road that has not been accepted as a public road, the seller of said lot must inform the purchaser in writing that the road is not required to be maintained by the Town or County.

Streets

EXAMPLES RELATED TO THIS SECTION

Town Road width waiver request letter

Town Road width waiver request resolution

Town Road width grant of waiver

Local verification of reduced street width (2)

Local verification of private road easement

Request for verification of reduced street width

Streets

SAMPLE TOWN ROAD WIDTH WAIVER REQUEST

Letter from Town Board to Department of Transportation to request waiver the requirements of s. 82.50 related to town road widths.



CALEDONIA

TOWN OF CALEDONIA
6922 Nicholson Road
Caledonia, Wisconsin 53108
414-835-4451

November 17, 1995

Mr. Robert Packee
District Director
Transportation Dept. #2
P.O. Box 649
Waukesha, WI. 53187-5902

Re: St. Andrews Meadows Road Rights of Way

Dear Mr. Packee:

Enclosed is a copy of a resolution which was adopted by the Caledonia Town Board on November 6, 1995. The resolution requests a wavier on the proposed Town road 66 foot right of way requirement for the roads within the St. Andrews Meadows Subdivision. Please let me know if any other information is required.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alois L. Jeske Jr.".

Alois L. Jeske Jr.
Civil Technician

cc: Town Board
Town Engineer
Columbia Land Development, L.L.C.
Nielsen, Madsen & Barber

Streets

SAMPLE TOWN ROAD WIDTH WAIVER REQUEST

Resolution by Town Board to request that Department of Transportation waive the requirements of s. 82.50 related to town road widths.

RESOLUTION - 95- 38

**TO REQUEST A WAIVER
OF 66 FOOT RIGHT-OF-WAY
REQUIREMENT IN ST. ANDREW MEADOWS**

The Town Board of the Town of Caledonia, Racine County, Wisconsin, do resolve as follows:

WHEREAS, Section 86.26(1) of the Wisconsin Statutes requires that town roads carrying an expected average daily traffic (ADT) of between 100 and 250 have a minimum right-of-way of 66 feet; and

WHEREAS, the developer of a proposed subdivision to be known as St. Andrew Meadows, to be located in the NW 1/4 of Section 28, T4N, R23E, has proposed that the roads (streets) therein be 60 feet in width with the urban road construction, including curb and gutter, as prescribed by the Town of Caledonia; and

WHEREAS, the proposed 60 foot width is amply adequate to accommodate the urban cross section prescribed by the Town of Caledonia, which has a minimum width from curb to curb of 32 feet and utilizes storm sewers rather than open ditches; and

WHEREAS, the Town of Caledonia urban road standards obviate the need for roadside drainage ditches which necessitate the wider road width prescribed by Section 86.26(1); and

WHEREAS, Section 86.26(2) of the Wisconsin Statutes permits the Department of Transportation to approve of deviations from the standards prescribed by such statute where strict application of the standards is impractical and where such deviation is not contrary to the public interest and safety and the intention of the section.

BE IT RESOLVED, That the Town Board of the Town of Caledonia requests that the District Director of the Waukesha office of the Wisconsin Department of Transportation waive the 66 foot right-of-way requirement for the proposed subdivision, St. Andrew Meadows, as provided in Section 86.26(2) of the Wisconsin Statutes.

SEVERABILITY, The several sections of this Resolution shall be declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not effect the validity of the other provisions of the Resolution.

Adopted by the Town Board of the Town of Caledonia, Racine County, Wisconsin, this 6th day of November, 1995.

TOWN OF CALEDONIA

BY: Michael P. Kroes
Michael P. Kroes, Chairman

Attest: Wendy M. Christensen
Wendy M. Christensen, Clerk

Streets

SAMPLE GRANT OF TOWN ROAD WIDTH WAIVER

Letter from Department of Transportation to Town Board granting waiver of the requirements of s. 82.50 (previously s. 86.26) related to town road widths.



Wisconsin Department of Transportation

Robert R. Packee, District Director
TRANSPORTATION DISTRICT 2
2000 Pawaukee Road
P O Box 798
Waukesha, WI 53187-0798
Telephone: (414) 548-5902
FAX: (414) 548-8655

December 5, 1995

Alois L. Jeske Jr.
Civil Technician
Town of Caledonia
6922 Nicholson Road
Caledonia, WI 53108

Dear Mr. Jeske;

SUBJECT: Local Road Right-of-Way Variance
St Andrews Meadows Subdivision
Town of Caledonia
Racine County

We have reviewed your request for a waiver of the 66 foot Town Road requirement of Wisconsin State Statute 86.26. Based upon the data included in Town Board Resolution No. 95-38, and the authority granted by the provisions of Wisconsin State Statute 86.26(2), I hereby approve the 60 foot right-of-way for the public streets within St Andrews Meadows. Thank you for cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert R. Packee".

Robert R. Packee, PE
District Director

CC: DATCP
CO Design - L S Kenyon
Information Services - Wienser/Rocki

Streets

SAMPLE VERIFICATION OF REDUCED STREET WIDTH

This letter is provided by the local unit of government to verify that local ordinance allows street widths less than that required by s. 236.16 (2).



City of River Falls

City of River Falls
River Falls, Wisconsin 54022 • (715) 425-0900 • Fax (715) 425-0915

November 11, 1996

**Ms. Renee Powers
State of Wisconsin - Department of Commerce
Plat Review
2811 Agriculture Drive
Madison, WI 53704-6777**


**Re: Rocky Branch Second Addition
River Falls, Wisconsin**

Dear Ms. Powers:

As requested by Donald M. Clark of Cedar Corporation, I am writing in regard to the allowance of a fifty foot (50') wide right-of-way per the Municipal Code of the City of River Falls. Per Subdivision Ordinance 18.06(1)(c), on cul-de-sacs with restricted parking, the right-of-way minimum width is fifty feet (50'). This would apply to Hamilton Court located in the proposed Rocky Branch Second Addition.

If you have any questions, please feel free to contact me at 715/425-0900.

Sincerely,


**Larry J. Thompson
City Administrator**

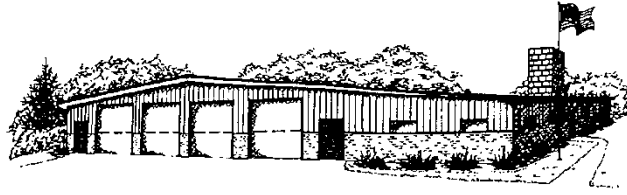
LJT:sdw

cc: Donald Clark, Cedar Corporation

Streets

SAMPLE VERIFICATION OF REDUCED STREET WIDTH

This letter is provided by the local unit of government to verify that local ordinance allows street widths less than that required by s. 236.16 (2).



Village of Merton • 28343 Sussex Road • Merton, Wisconsin 53056

September 5, 2001

Peter Schlicher, Owner-Developer
Woods Edge Estates Add 3
W275 N7409 Lake Five Rd.
Hartland, WI. 53029

VILLAGE AUTHORIZATION TO REDUCE THE STREET WIDTH IN NEW SUBDIVISIONS

Pete, The village can reduce the street width from 60 feet to 45 feet. This is allowed in Village of Merton Ordinance No 48 Subdivision Control Ordinance. It is Section IX of the Subdivision control Ordinance Modifications and Exemptions.

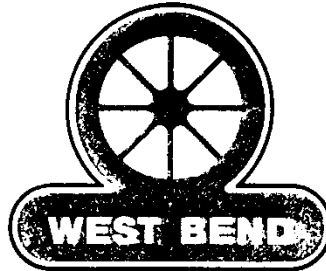
I have enclosed a copy of that section,


Tom Nelson, Clerk-Treasurer.

Streets

SAMPLE VERIFICATION OF ACCESS BY PRIVATE DRIVE

This letter is provided by the local unit of government to verify that local ordinance allows access to lots via private road easement.



April 22, 1994

Department of

P. O. Box
Madison, WI

Re: Paradise Parkway Subdivision -
Final Plat

Dear Ms. :

Pursuant to a request by Mr. Ron Weis, please be advised that Lots 1 and 2 of the above plat are intended to be served by a private road easement encompassing Outlot 4. The West Bend City Planning Commission at its April 6, 1994 meeting recommended to the West Bend City Council that development of Lot 1 occur after the owner has petitioned and obtained approval of a Planned Unit Development Overlay zoning encompassing Lots 1 and 2 and Outlots 3 and 4. This overlay zoning, which is not as yet in place will provide the legal basis for access to Lot 1 because it does not have public street frontage.

Should you have any questions, please contact John Capelle, Director, Department of Community Development at (414) 335-5122.

Sincerely yours,

A handwritten signature in black ink that reads "Barbara A. Barringer". The signature is written in a cursive style with a large, sweeping initial 'B'.

Barbara A. Barringer
City Clerk

Streets

REQUEST FOR VERIFICATION OF REDUCED STREET WIDTH

Upon request, this form is provided by plat review to the local unit of government to request verification that local ordinance allows street widths less than that required by s. 236.16 (2).

Reduced Street Widths Permitted on Plat	Plat Review – DOA
	Mailing Address: PO Box 1645, Madison WI 53701
	Shipping Address: 101 E Wilson St FL 9, Madison WI 53703
	Phone: 608-266-3200 Fax: 608-264-6104
Plat Review WI Department of Administration	Email: plat.review@wi.gov
	Web: http://doa.wi.gov/platreview/
Subdivision Name:	
County:	
City/Town/Village: of	
What ordinance number/section allows for street widths less than that required by s. 236.16 (1) , Wis. Stats., as shown on the plat?	
If available please provide the Internet URL link to the ordinance:	
Prepared By:	
Name:	
Organization/ Company:	
Phone:	
Email:	
Date:	
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